



Connells

Ambridge Grove
Peartree Bridge Milton Keynes

Ambridge Grove Peartree Bridge Milton Keynes MK6 3PH

for sale
£280,000



Property Description

Connells Estate Agents are pleased to bring to the market this two bedroom end of terraced property located in Peartree Bridge, which provides excellent access to Central Milton Keynes, Bletchley and is also nearby to Milton Keynes University Hospital.

The property offers an entrance hall, lounge, kitchen/diner, landing, two bedrooms, a family bathroom. Outside there is an enclosed rear garden with driveway parking at the front of the house.

Please see the accompanying floorplan for an indicative view of room layouts, as well as the range of photographs available for this property.

For further information and to arrange your viewing of this property call Connells today on 01908 674141.

The Area

Peartree Bridge is centrally located within Milton Keynes as you look at the town on the grid map. Peartree Bridge is nearby to Milton Keynes Hospital, and is also a few minutes drive away from both Central Milton Keynes and Bletchley.

In Central Milton Keynes you will find a wide range of amenities which include Centre:MK, the Theatre District and Xscape building providing a wide range of retail, recreational and entertainment facilities. Bletchley also has its own amenities, with retail parks containing some well known shops and supermarkets, as well as the MK1 stadium area with a wide range of shops, restaurants and a cinema.

Milton Keynes railway station offers regular and direct links into London Euston with journey times of approximately 35 minutes. The area is also well served with public transport links providing regular bus routes across the town. The grid road system allows easy travel across the town and there are also lots of redways providing cycle routes. Main trunk roads such as the A421, A422, A5 and A509 are a short drive away, whilst Junctions 13 & 14 connect to Milton Keynes.

Entrance Hall

Door to the side, wall mounted radiator.

Lounge

13' x 9' 1" not into recess (3.96m x 2.77m not into recess)

Door and window to the rear, window to the side, wall mounted radiator, tv/television points, stairs leading to the first floor landing.

Kitchen/Diner

13' x 9' 10" (3.96m x 3.00m)

Window to the front, eye base units, worksurfaces, stainless steel sink drainer, part tiled, combi boiler, built in gas hob, electric oven, cooker hood over, wall mounted radiator, space for fridge/freezer and washing machine.

Landing

Loft access, window to the side.

Bedroom 1

13' x 9' 1" (3.96m x 2.77m)

Windows to the rear, wall mounted radiator.

Bedroom 2

9' 10" x 6' 7" (3.00m x 2.01m)

Window to the front, wall mounted radiator.

Bathroom

Windows to the front, p-shaped bath with mixer taps, and shower over, fully tiled, extractor fan, w/c, wash hand basin, heated towel radiator.

Front Garden

Driveway, laid to lawn.

Rear Garden

Enclosed by a timber fence, laid to lawn, gated access.

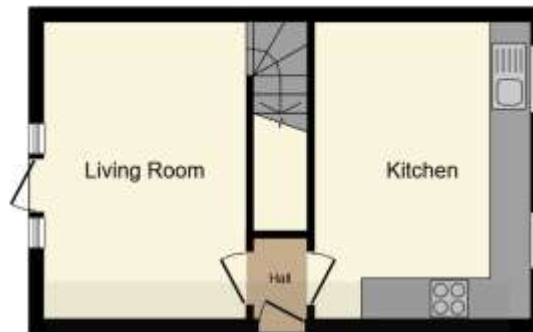
Agents Notes

The property is currently owned as a shared ownership but this outright price and the staircasing can be carried out through the sales transaction.

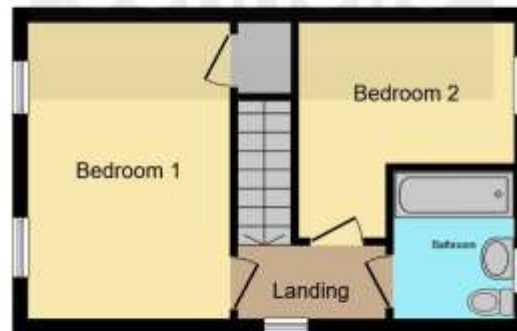








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Northgate House 500 Silbury Boulevard
 MILTON KEYNES MK9 2AD

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MKN320419

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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